

30, 2003; 3) Accept proposed donation of additional right-of-way from the City of Tallahassee for expanded parking lot construction; 4) Approve resolution and budget amendment to establish a capital budget for the Dental Clinic project.

* 21. Board Direction on Whether to Relocate Growth and Environmental Management (GEM) and the Competitive Site Selection Process

This item seeks Board direction on whether there is a need to relocate the County's Growth and Environmental Management (GEM) offices. If a determination is made to relocate GEM, this item further seeks Board direction on the competitive process for identifying potential relocation sites. (At the February 11th Board meeting, the Board directed staff to prepare an agenda item to reconsider the Fringe Benefit Building as a relocation site for the GEM building.)

Terry Ryan, 2538 Stonegate Drive, a mortgage banker, stated that he is familiar with property issues and suggested that there was no need to relocate GEM from its current location and the analysis indicates that GEM meets its 20-year space needs.

Rick Bateman, 300 East Park Avenue, representing Jefferson Management, indicated that the current GEM building is a problem building and urged the Board to go through the competitive bid process and approve Option 2.

Commissioner Thael explained that on July 30th, the Board voted to do three things: request the seller of Fringe Benefits to provide architectural renderings for renovation of Fringe Benefit property, at a cost not to exceed \$122 per square foot; 2) develop a sales contract for the Tharpe Street property (at that time it was estimated to have a value of \$1.5 million), 3) identify additional funding to cover potential funding shortfall of \$1.1 million. It was his understanding that Fringe Benefits acted on the direction of the Board and they accomplished the things the Board asked them to do at their expense. Commissioner Thael indicated that perhaps the County has a moral imperative to pay reimbursement for their direct cost. He also voiced concern that staff does not know what the feasibility of the Tharpe Street building would be after the right of way is taken which could affect the parking area.

After a lengthy discussion, Commissioner Thael moved to continue this item until staff receives further information about the DOT and the County right-of-way needs and requested that staff enter

into discussions with the Fringe Benefits Management Company to determine their out of pocket expenses, then consider repaying that amount to them. The motion was declared dead for lack of a second.

Commissioner Rackleff moved and was duly seconded by Commissioner Maloy to approve Option 2: Direct staff to proceed with the competitive process as generally described in this agenda item, including provisions for the exchange of properties, and only consider site proposals from owners and authorized representatives for the sale of an existing facility within the following geographic boundaries: Southern Strategy Area (Attachment #2), Frenchtown/Front Porch (Attachment #3), and the Enterprise Zone (Attachment #4).

Commissioner Proctor moved a substitute motion to approve Option 5: Direct staff to proceed with the competitive process as generally described in this agenda item, including provisions for the exchange of properties, and only consider site proposals from owners and authorized representatives for the sale or lease of an existing facility or proposal for new construction within the following geographic boundaries: Southern Strategy Area (Attachment #2), Frenchtown/Front Porch (Attachment #3,) and the Enterprise Zone (Attachment #4). The motion was declared dead for lack of a second.

Commissioner Sauls indicated that there may be no need to relocate because of the uncertainty of the times and the \$1.1 million for repair costs for the GEM building has already been budgeted. She voiced support for Option 1, to direct staff to retain GEM in its current location and not issue a Request for Bids for relocation sites.

Staff indicated that the RFP could be done in-house.

Chairman Grippa indicated, for the record, that he would not support it if the bid comes back for more than \$2.2 million (the \$1.1 million appraised price of the GEM building and the \$1.1 million for the GEM repairs).

Commissioner Proctor explained, for the record, why he would not vote for the motion on the floor. He stated that he does not want to give the impression that staff or citizens are not worthy of a new GEM building and in order to bring the southern strategy area to life, it would require new construction and new transformation -

moving into an old building would not bring charge and spark to the southern strategy, front porch area.

The motion on the floor carried 5 - 2 (Commissioners Sauls and Proctor voted in opposition).

22. Acceptance of the 2002 Leon County Lakes Ecology Annual Report

Commissioner Maloy moved and was duly seconded by Commissioner Winchester to approve Option 1: Accept the 2002 Leon County Lakes Ecology Annual Report.

Commissioner Rackleff listed three issues of concern; 1) That staff look at the chronic problem of Talquin Electric Package Plan on lower Lake Lafayette which continues to pollute the lake - it has not functioned properly for years - the monitoring station downhill is registering high in nutrients and chloroform; current efforts to clean it up are inadequate; treatment plant is pumping out huge volumes of water into the settling pond; the pond is practically dry and goes down into the ground and into lake several hundred feet away into the lake; 2) Noted that Lake Lafayette has been separated - there are basically four different lakes and each of those lakes are not functional; need to consider a management plan that would take long-term steps to managing the lake better - one recommendation in the report was to dismantle the berm between Lake Piney Z and Lower Lake Lafayette (opposite end of the lake from Fallschase); the water level is pretty much the same and it will not effect the water depth, but it will offer better circulation of water and a better opportunity for the water to naturally improve its cleanliness; 3) most important and urgent problem is the Ochlochnee River - the water coming across the state line from Georgia is filthy because of the malfunctioning municipal sewage plant in Cairo and industrial, agricultural urban runoff; the state of Georgia is moving forward with a plan to dam Tired Creek in Grady County and turn it into a recreation lake that will impound a significant amount of water going into the Ochlochnee River which would affect the water quality and further exacerbate the problem in Leon County.

Commissioner Rackleff offered a friendly amendment to the motion, which was accepted: direct staff to look at the Lake Talquin Package Treatment and bring back their opinions on how and if they should have a management plan for Lake Lafayette for its long term health. Chairman Grippa suggested not just limiting it to Talquin but advised that if the City is dumping pollutants into the lake it should be stopped. Commissioner Rackleff responded